



# **Spring Valley Town Advisory Board**

## **NOTICE OF PUBLIC MEETING**

### **AGENDA**

#### **SPRING VALLEY TOWN ADVISORY BOARD**

**TUESDAY, APRIL 28, 2015– 6:30 PM**

#### **DESERT BREEZE COMMUNITY CENTER**

**8275 SPRING MOUNTAIN ROAD**

**LAS VEGAS, NV 89117**

**Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**

**If you need to contact a Board member, please call 455-8338.**

#### **BOARD MEMBERS**

John Catlett  
Dee Gatliff, Vice Chair  
John Getter, Chair  
Darby Johnson, Jr.  
Angie Heath Younce  
Mike Shannon, Town Liaison (702) 455-8338  
Diana Morton, Secretary (702) 254-8413

#### **POSTING LOCATIONS**

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest Dr.  
Spring Valley Library – 4280 S. Jones  
West Flamingo Senior Center -6255 W. Flamingo

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. PROCEDURES/CONDUCT**

- A. Conformance with the Nevada Open Meeting Law
- B. Meeting Guidelines
- C. Approval of Agenda Posted, Including Any Deletions or Corrections
- D. Approval of Minutes of April 14, 2015

#### **IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.**

#### **V. TOWN BOARD INPUT**

#### **VI. GENERAL BUSINESS**

- A. Liaison/County Staff Business

#### **VII. PLANNING & ZONING**

Possible action to be taken on the following applications:  
SEE ATTACHMENT “A”

Items on the agenda may be taken out of order.

The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, May 12, 2015 – 6:30 PM
- X. Adjournment

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A**  
**SPRING VALLEY TOWN ADVISORY BOARD**

# **ZONING AGENDA**

## **TUESDAY, 6:30 P.M., APRIL 28, 2015**

### **HELD OVER FROM APRIL 14, 2015 MEETING:**

1. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**TENTATIVE MAP** consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/rk/ml (For possible action) 5/6/15 BCC
2. **ZC-0124-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.  
**DESIGN REVIEW** for a single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley (description on file). SS/mk/ml (For possible action) 5/6/15 BCC
3. **UC-0138-11 (ET-0013-15) – MADRAS DURANGO, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** to complete the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; and **4)** reduce the setback from a service station to a residential use.  
**WAIVER OF CONDITIONS** of an extension of time on a use permit (UC-0138-11 (ET-0115-13)) requiring applicant to remove all structures from the site if not completed on time.  
**DESIGN REVIEW** for a commercial development consisting of an office and retail building, a convenience store, and a service station on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/co/ml (For possible action) 5/6/15 BCC

### **05/19/15 PC**

4. **UC-0200-15 – RAINBOW 2625, LC:**  
**USE PERMIT** for a minor training facility (job skills training) on a portion of 0.9 acres in a C-P (Office and Professional) Zone in the MUD-4 Overlay District. Generally located on the south side of Laredo Street and the west side of Rainbow Boulevard within Spring Valley. SB/jvm/ml (For possible action) 5/19/15 PC
5. **WS-0211-15 – O'BANNON, PAUL TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** for the water commitment requirement in conjunction with a minor subdivision (parcel map) on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of O'Bannon Drive, 330 feet east of Duneville Street within Spring Valley. SB/mk/ml (For possible action) 5/19/15 PC

### **05/20/15 BCC**

6. **DR-0208-15 – VALLEY HOSPITAL MEDICAL CENTER, INC:**  
**DESIGN REVIEW** for a building addition in conjunction with an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/al/ml (For possible action) 5/20/15 BCC

7. **UC-0205-15 – 6165 DECATUR BUS 1.25 AC – JL #5, LLC, ET AL:**  
**USE PERMIT** to allow vehicle repair (automobile).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified landscaping; and **2)** modified CMA standards.  
**DESIGN REVIEW** for a proposed building, parking lot, and modifications to existing buildings for a proposed vehicle sales and repair facility on 3.1 acres in a C-2 (General Commercial) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north and south sides of Sobb Avenue within Spring Valley. SS/pb/ml (For possible action) 5/20/15
8. **ZC-0225-15 – TOMSIK PATRICK, LP:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.  
**USE PERMIT** for a major training facility.  
**DESIGN REVIEW** for a major training facility. Generally located on the south side of Patrick Lane, 645 feet west of Cimarron Road within Spring Valley (description on file). SS/jt/ml (For possible action) 5/20/15